

003.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

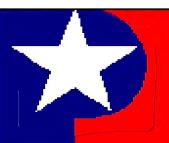
963,200 / 963,200

USE VALUE:

963,200 / 963,200

ASSESSED:

963,200 / 963,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
35-37		EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SACCA CHRISTOPHER	
Owner 2: WEISS SAMANTHA	
Owner 3:	

Street 1: 37 EGERTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 35-37 EGERTON ROAD LLC -

Owner 2: -

Street 1: 10 RIDGEWAY ROAD

Twn/City: NORTH READING

St/Prov: MA Cntry:

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains 5,160 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3371 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5160		Sq. Ft.	Site		0	80.	1.11	1									459,839						459,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5160.000	500,100	3,300	459,800	963,200		2231
							GIS Ref
							GIS Ref
							Insp Date
							08/31/17

Total Card	0.118	500,100	3,300	459,800	963,200	Entered Lot Size
Total Parcel	0.118	500,100	3,300	459,800	963,200	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	285.71	/Parcel:	285.7	Land Unit Type:
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Parcel ID: 003.0-0001-0010.0

!222!

PRINT Date: 12/10/20 Time: 16:04:11

LAST REV Date: 11/19/20 Time: 11:14:35

222

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
35-37 EGERTON R	73142-326	1	8/20/2019		1,076,000	No	No		
PITHIS NICKOLAS	62522-396		8/26/2013	Intra-Corp	100	No	No		
PITHIS NICKOLAS	49922-70		8/9/2007	Family	99	No	No		
	12869-539		9/30/1975		52,500	No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/8/2020	1048	Redo Bat	8,000	C					2/4/2020	Mail Update	JO	Jenny O
10/22/2019	1699	Redo Kit	15,000	C					10/15/2019	SQ Returned	JO	Jenny O
10/22/2019	1699	Redo Kit	15,000	C					8/31/2017	MEAS&NOTICE	HS	Hanne S
									4/29/2009	Measured	197	PATRIOT
									9/20/1999	Mailer Sent		
									9/20/1999	Measured	256	PATRIOT
									11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 3	Rating: Average													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 3	Rating: Average													
Color: gray				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1923	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:		2	6	2										
Sec Int Wall:	Economic:		%	Additions:														
Partition: T - Typical	Special:		%	Kitchen:														
Prim Floors:	Override:		%	Baths:														
Sec Floors:	Total:	31	%	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical						2	12	4										
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.0-0001-0010.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	118X18	F	FR	1923		20.44	T	50	104			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:	3,300		AssessPro Patriot Properties, Inc						